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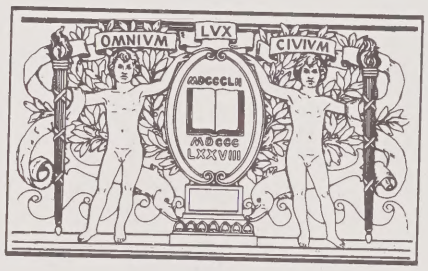

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PROFILE OF BOSTON'S CHINATOWN NEIGHBORHOOD

Chinatown is the fourth largest Chinese-American neighborhood in the United States and is a focal point for new Chinese immigrants and for Chinese-Americans throughout New England.

Chinatown is a small neighborhood district with diverse land uses. Primarily residential, the area also supports light manufacturing (garment and leather), institutions (the Tufts-New England Medical Center) and a variety of commercial ventures. The expansion of institutions and businesses has prevented additions to the housing stock and open space.

Population Characteristics

Using the narrowest definition of Chinatown (based on blocks within census tracts (see shaded area, Figure 1)), the population in 1980 was 3,641. Eighty percent of those persons were Asian and Pacific Islander. Chinatown's population more than doubled from 1970 to 1980, as Chinese and Vietnamese immigrants led the influx (see Table 1). The United States' recognition of China and the admission of Indo-Chinese refugees in 1978 were factors in the growth of Chinatown.

For more detailed information on the inhabitants of Chinatown, a broader definition must be used. The Chinatown/South Cove/Bay Village neighborhood statistical area (see Figure 2) contains more than Chinatown, but data on the Asian and Pacific Islander population are available for that area. These data represent the Chinatown population reasonably well, since 81 percent of the Suffolk County Asian and Pacific Islander population is Chinese and Vietnamese. Therefore in this

profile, "Chinatown" will refer to the Asian and Pacific Islander population in the Chinatown/South Cove/Bay Village neighborhood area.

Chinatown had just over 3,000 residents in 1980. Seven out of every ten households were family households, compared to five of ten in Boston as a whole (see Table 2). Married couple families were much more common in Chinatown (89 percent of all families) than in Boston (64 percent). Chinatown serves as a home to many newly-arrived or first-generation immigrants. In 1980, over 80 percent of the residents were born in a foreign country.

Educational attainment was relatively low for Chinatown residents (see Table 3). Only one-third of the adults, 25 years and over, were high school graduates, compared to more than two-thirds in the city. Only 40 percent of Chinatown adults had completed any years of high school.

Labor Force

Labor force participation in Chinatown (65 percent) was higher than the city rate (60 percent) and was particularly high for males (76 percent, see Table 4). The unemployment rate for males in Chinatown was low (4.4 percent), while female unemployment was relatively high (10.6 percent). Comparable unemployment rates for males and females in Boston were 7.1 and 5.0 percent, respectively.

The majority of Chinatown working residents worked in Boston, which was typical of other Boston neighborhoods.

Income and Housing

Family income was fairly low in Chinatown in 1979 (see Table 5). The mean family income ($13,951) was only 72 percent of the Boston mean ($19,415). Forty-eight percent of all families in Chinatown earned less than $10,000 in 1979; only 30 percent of Boston families had incomes in

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that range. The poverty rate for persons in Chinatown (24 percent) was higher than the citywide rate (20 percent).

Virtually all of the Chinatown residents rent their housing units. Gross rents were relatively low compared to the average for Boston: nearly one-half of the Chinatown households paid less than $200 in gross rent in 1980; 31 percent of Boston households paid less than $200 (see Table 6).

Businesses

Workplaces in Chinatown are included in zip code area 02111, the smallest geographic unit for which data are available (see Figure 3). As shown on Table 7, the Chinatown/Leather District supports 19,000 jobs in a variety of business types. In 1981, manufacturing accounted for 4,300 jobs, mostly in apparel and other textile products, along with printing and publishing and electric and electronic equipment. Teradyne, Inc. is included in the latter category. Health, educational and social services accounted for nearly one-half of the area's employment. Tufts New England Medical Center and ABCD are included in the services employers. Retail trade, including numerous eating and drinking places, also has a large presence in Chinatown.

Since 1975 real estate development in Chinatown has been dominated by Tufts New England Medical Center. Projects in 1982 and 1983 added over 400,000 square feet of facilities with a construction cost of $71 million. The Teradyne manufacturing plant in 1978 (160,000 square feet at a cost of $2 million) and the South Cove Manor Nursing Home in 1985 (100 beds, $3.5 million in construction costs, Shawmut Avenue) were other large projects in the area. Most recently, the Chinese Economic Development Corporation renovated the Boylston Building on the outskirts

of Chinatown. The new China Trade Center, now being occupied, has 36,000 square feet of retail space and 61,000 square feet of office space. Chinese-oriented businesses will dominate the new center.

Recent Trends

Regarding Chinatown today, recent developments include the following.

The housing shortage in Chinatown has been coupled with low turnover of units. Recent Chinese immigrants have tended to move to Allston-Brighton, Jamaica Plain and Somerville; many earlier immigrants have stayed in Chinatown. The recently arrived Asian immigrants come primarily from The Peoples' Republic of China and Taiwan. Lack of facility with the English language is a problem for many Chinatown residents.

Chinatown is densely settled, crowded in some cases. Families have doubled up in many households as population growth has not been fully accommodated with the net addition of only 50 to 100 dwelling units since 1980. Growth in population in Chinatown is limited by the housing stock. Additional units could arise on the edges of Chinatown (for example, on Tremont Street). Housing conditions have improved only marginally in recent years.

Low income in Chinatown is related to pockets of underemployment--low-paying jobs and part-time work when full-time work is desired. A notable increase in Chinese business in Chinatown, especially restaurants, gift shops and bakeries, has provided employment and income, but not many high-paying jobs.

At the end of 1985, the local merchants' association listed 231 business establishments in Chinatown, over 50 of which were restaurants. Apparently the complexion of the Chinatown business community has changed somewhat in recent years as some neighborhood shops (groceries, garment shops and services) have given way to restaurants and other businesses that are oriented toward non-residents. Yet, Chinatown continues to have a diverse business community with seven food markets, 16 person service establishments, 10 business services and numerous offices of doctors, dentists and lawyers, travel agencies, health services, membership organizations and recreational services.

As Chinatown looks to outside customers for its businesses, the new China Trade Center will provide opportunities for Chinese and other Asian business people. Retail trade and services are compensating for dwindling opportunities in manufacturing in Chinatown. Employment in garment manufacturing has dropped to 1,000 jobs as many small companies have relocated, some to South Boston's Marine Industrial Park.

Jeffrey Brown
Research Department

Figure 1

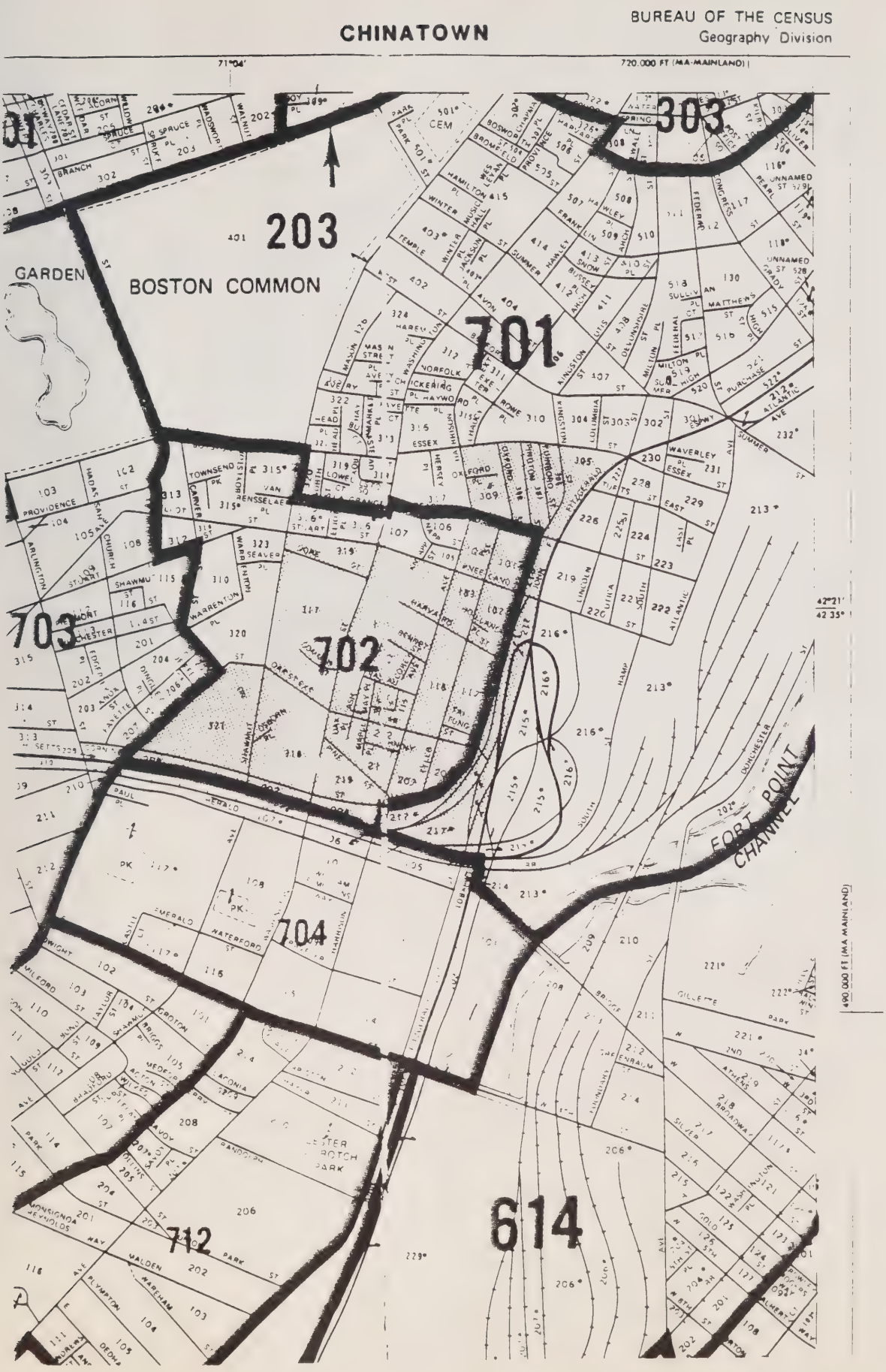
CHINATOWN
BUREAU OF THE CENSUS
Geography Division
71°04'
720,000 FT (MA-MAINLAND)
203
BOSTON COMMON
GARDEN
701
702
703
704
712
614
303
FORT POINT CHANNEL
42°21'30"
42°35'00"
490,000 FT (MA MAINLAND)

Table 1

Population in Chinatown/South Cove

Year	Persons	White	Black	Asian	Other	Hispanic
1970	1,589	NA	NA	1,200	NA	NA
1980	3,641	539	152	2,914	46	40
Percent 1980	100.0%	14.8%	4.2%	80.0%	1.3%	1.1%

Source: U.S. Bureau of the Census, 1970 and 1980.
Based on Blocks Within Census Tracts.

Figure 2

BOSTON:

BACK BAY, BEACON HILL,

CHINATOWN

Neighborhood Statistics Map

Table 2

Chinatown/South Cove/Bay Village
Population Characteristics, 1980

		% of total
Total persons	4,887	100.0%
White	1,469	30.1%
Black	215	4.4%
Chinese	2,946	60.3%
Vietnamese	131	2.7%
Other Asian	42	0.9%
Hispanic Origin	113	2.3%

Asian and Pacific Islanders

Asian Family Households:

	w/ own child.	w/o own child.	total
Married couple family	352	299	651
Male householder, no wife present	0	26	26
Female householder, no husband present	28	26	54
Total Asian Families	380	351	731
Asian Non-family Households	--	--	289

Asian Family Households as a Percent of All Households	71.7%
Number of Persons Foreign Born	2,604
Percent of total	53.3%

Source: U.S. Bureau of the Census, STF-3, 1980.

Zip codes 02133, 02203, 02201, although shown on map, were omitted from analysis because the Census Bureau does not enumerate government employment.

Source: Boston Redevelopment Authority

Figure 11
Zip Code Districts Used for Economic Inventory

0 450 900 1800 Feet

EIS/EIR for I-90 – Third Harbor Tunnel; I-93 – Central Artery

Table 3

Chinatown/South Cove/Bay Village
Asian Persons 25 Years and Over
by Years of School Completed

	Number	Percent
Elementary	1,108	58.5%
High School:		
1 to 3 Years	160	8.4%
4 Years	351	18.5%
College:		
1 to 3 Years	78	4.1%
4 Years	197	10.4%
Total	1894	100.0%
High School Graduates	626	33.1%

Source: U.S. Bureau of the Census, STF-3, 1980.

Table 4

Chinatown/South Cove/Bay Village
Asian Persons 16 Years and Over
by Sex by Labor Force Status

	Male	Female	Total
Civilian Labor Force:			
Employed	890	550	1,440
Unemployed	41	65	106
Not in Labor Force	294	512	806
Unemployment Rate	4.4%	10.6%	6.9%

Chinatown/South Cove/Bay Village
Workers 16 Years and Over by Place of Work

Living in Chinatown/South Cove/Bay Village:	Number	Percent
Worked in Boston	1,325	56.5%
Worked Outside of Boston	506	21.6%
Place of Work Not Reported	516	22.0%

Source: U.S. Bureau of the Census, STF-3, 1980.

Table 5

Chinatown/South Cove/Bay Village
Asian Families by Income in 1979

	Number	Percent
Less than $5,000	100	13.7
$5,000 to $7,499	118	16.1
$7,500 to $9,999	133	18.2
$10,000 to $14,999	112	15.3
$15,000 to $19,999	122	16.7
$20,000 to $24,999	67	9.2
$25,000 to $34,999	45	6.2
$35,000 to $49,999	9	1.2
$50,000 or more	25	3.4
Total	731	100.0
Mean	$13,951	

Asian Persons:	Number	Percent
Above Poverty Level	2364	75.9
Below Poverty Level	751	24.1

Source: U.S. Bureau of the Census, STF-3, 1980.

Table 6

Chinatown/South Cove/Bay Village
Specified Asian Renter-Occupied
Housing Units by Gross Rent

	Number	Percent
Less than $100	217	23.5
$100 to $199	208	22.5
$200 to $299	385	41.6
$300 or more	100	10.8
No cash rent	15	1.6
Total	925	100.0

Source: U.S. Bureau of the Census, STF-3, 1980.

Table 7

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02111

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	0	0
	CONSTRUCTION	6	100
15	GENERAL CONTRACTORS	4	84
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	2	17
	MANUFACTURING	118	4,312
20	FOOD & KINDRED PRODUCTS	3	50
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	2	36
23	APPAREL & OTHER TEXTILE	73	2,700
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	1	34
26	PAPER & ALLIED PRODUCTS	0	0
27	PRINTING & PUBLISHING	26	704
28	CHEMICALS	0	0
29	PETROLEUM & COAL PRODUCTS	0	0
30	RUBBER & PLASTICS	1	14
31	LEATHER	4	57
32	STONE,CLAY & GLASS	0	0
33	PRIMARY METALS	1	2
34	FABRICATED METAL	0	0
35	MACHINERY EX. ELECTRICAL	2	21
36	ELECTRIC & ELECTRONIC EQUIPMENT	1	642
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	1	7
39	MISCELLANEOUS MANUFACTURING	5	45
	TRANSP.& PUB.U.	8	925
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	1	14
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	5	187
48	COMMUNICATION	2	724
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

CONTINUED NEXT PAGE

ZIP CODE AREA 02111
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	153	1,288
50	WHOLESALE TRADE-DURABLE	39	389
51	WHOLESALE TRADE-NONDURABLE	114	899
	RETAIL TRADE	166	1,619
52	BUILDING MATERIALS & GARDEN	2	9
53	GENERAL MERCHANDISE STORES	3	7
54	FOOD STORES	15	305
55	AUTOMOTIVE DEALERS & SERVICE	0	0
56	APPAREL & ACCESSORY STORES	43	407
57	FURNITURE & HOME FURNISHINGS	8	75
58	EATING & DRINKING PLACES	46	535
59	MISCELLANEOUS RETAIL	50	281
	FINANCE-INS.-R.E.	35	1,050
60	BANKING	3	62
61	CREDIT AGENCIES	4	50
62	SECURITY,COMMODITY BROKERS	2	176
63	INSURANCE CARRIERS	1	2
64	INSURANCE AGENTS,BROKERS	2	5
65	REAL ESTATE	18	378
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	6	378
	SERVICES	183	9,724
70	HOTELS & OTHER LODGING	3	108
72	PERSONAL SERVICES	17	106
73	BUSINESS SERVICES	32	935
75	AUTO REPAIR	19	100
76	MISCELLANEOUS REPAIR	6	62
78	MOTION PICTURES	16	189
79	AMUSEMENT & RECREATION	11	84
80	HEALTH SERVICES	7	2,554
81	LEGAL SERVICES	11	99
82	EDUCATIONAL SERVICES	3	2,116
83	SOCIAL SERVICES	11	2,503
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	35	317
89	MISCELLANEOUS SERVICES	14	552
	NONCLASSIFIABLE ESTABLISHMENTS	20	71
	TOTAL	689	19,091
	PERCENT OF SUFFOLK COUNTY	4.1	4.2

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.